

COMMITTEE OF THE WHOLE JUNE 16, 2003

**NORTHWEST CORNER OF CENTRE STREET AND BATHURST STREET
PROPOSED LAND USE STUDY**

Recommendation

Councillor Mario G. Racco:

1. That this report BE RECEIVED.
2. That Council directs that staff conduct a land use planning study for the lands identified on Attachment '1'.
3. That Council enacts an Interim Control By-law for a period of 1-year, in order to allow the study to proceed.

Background

On October 29, 2001, Council adopted Item 28, Report No. 66, of the Committee of the Whole to permit a retail commercial campus consisting of 18 buildings having a total gross floor area of 19,597m². The buildings are situated along the perimeter adjacent to Bathurst Street, Centre Street and the future Street 'C', which provides for a pedestrian scaled and transit friendly development.

It has recently come to my attention that the corresponding by-law for the subject lands does not restrict the amount of gross floor area that can be allocated to one building, resulting in the possibility of a 'big box' development occurring on-site, yet in 2001 I was told that each building would be between 5000 to 20,000 square feet single user type.

Since a 'big box' development might be permitted under the current Zoning By-law, I am concerned with the impact such a development might have on the pedestrian scale and transit friendly development that was previously approved by Council.

As such, I am recommending that an interim control by-law be enacted to provide the opportunity for the City to conduct a land use review of the subject lands.

Respectfully submitted,

MARIO G. RACCO
Local Councillor, Ward 4